

STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

**1. PRESENT:**    Gordon Farrell  
                     Carole Borthwick                    Cyrus Pun  
                     Joanne Parkinson                    Audrey Montero

**REGRETS:**       Lindsay Armstrong  
                     Billy Leung  
                     Linda McLaren

**2. CALL TO ORDER:** 6:50 pm

**3. ADOPTION OF MINUTES**

September 25, 2019 Council Meeting Minutes approved by email.

**4. COMMITTEE REPORTS**

**4.1 Social**

The Volunteer Party was held in the Lounge on October 20<sup>th</sup>, 2019 at 4:30 p.m. 17 volunteers out of the 28 invited were present and able to share food and get to know other NW 2050 owners, tenants and strata council members. Council would like to thank you again for coming and especially for volunteering in this community; your participation is important and greatly appreciated by all.

**4.2 Grounds and Gardening**

**4.2.1 Landscaping**

Yamato Landscaping Inc. continues their weekly work in the gardens. They would like to invite you to visit their Facebook page under Yamato Landscaping Inc. where they upload photos every week so you can see

STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

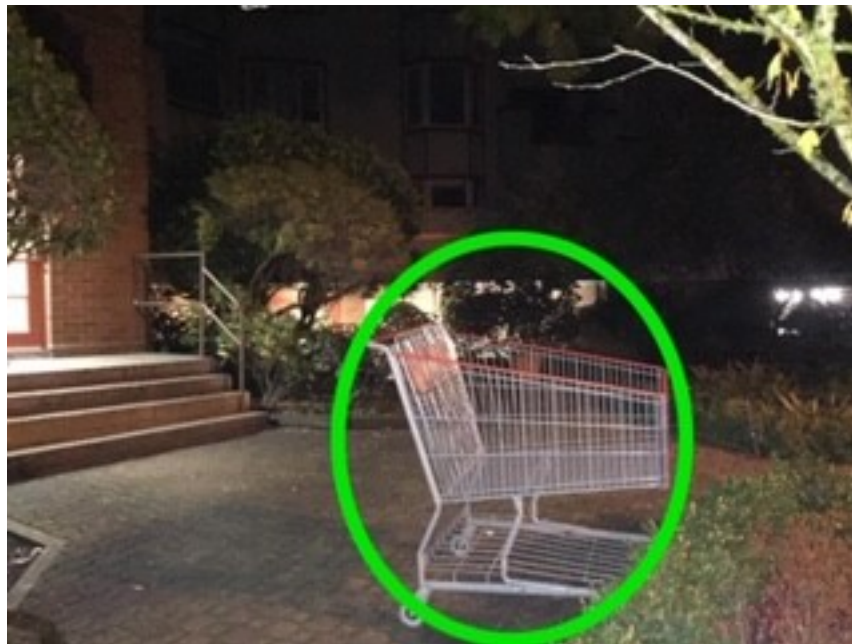
what they have done and the progress they are making around Cypress Point.

Following is the plan for the rest of 2019:

Finish lawn mowing at the end of October. Apply lime and winter fertilizer for the lawn in November. Start fall clean up in October until all leaves are fallen, usually finishing by Christmas. The tree maintenance will be done this fall and during the winter season. Trimming first then landscaping jobs if there are plants that need replacing or replanting. Pruning branches on the rooftop of building C. Yamato is planning to continue with their excellent job in time for the Christmas season.

To protect hose bib piping from breakage during freezing temperatures, the water must be turned off and the piping blown out. The sprinklers as well as the hose bib piping have been winterized and blown out for the season on October 18 and 25, 2019.

Did someone walk from Costco to our Building B and leave this Costco cart on site?



STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

### **4.3 Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](http://www.facebook.com/richmondblockwatch) and like our page to keep up with all the goings on here at Richmond Block Watch.

#### **Block Watch - Richmond RCMP**

Dear residents,

If you would like to be a member of our Strata's Block Watch please let us know by contacting the office by email [nw2050@telus.net](mailto:nw2050@telus.net) or telephone at 604 279 1554

Council would like to thank the 13 participants for volunteering for program host by the City of Richmond. Thank you for your support and to help watch out for each other as neighbours.

**4.3.1** 99% of the fire inspection has been completed. We are waiting for the last suite to have their fire equipment inspected for this year.

### **4.4 Maintenance**

**4.4.1** Thank you for trying to keep the garbage rooms in Buildings, A, B, and C cleaner. For Residents of Building A, kindly note that the area circled in the photos is not for dropping off unwanted items. There is a note by the garbage door saying not to leave unwanted items in the area.

We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

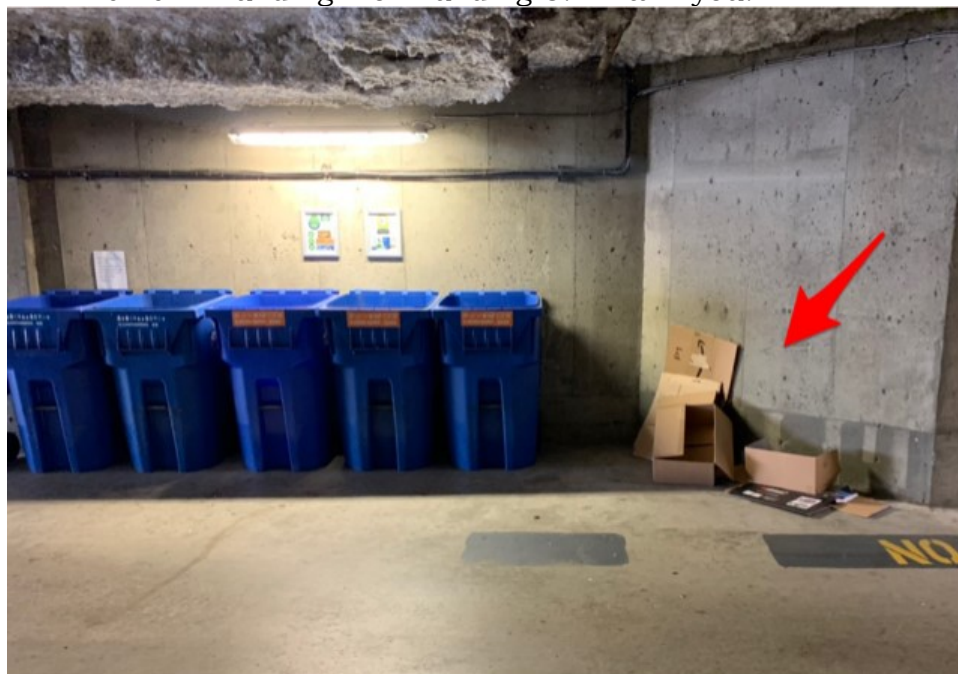
Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes



**Garbage room in Building A 7511**

**4.4.2** This photo is a reminder for residents living in Building B to please flatten cardboard boxes and take them to the cardboard recycling bins in Building A or Building C. Thank you.



STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

- 4.4.3** Plumbing work has been completed in the bathroom ceiling of SL86 due to a leak coming from the bathroom of SL97.
- 4.4.4** The repair work continues on the water pipes in Building B, 7531. New areas in the hallway have been opened in the ceiling to access the pipes. At this time, the most urgent leaks have been temporarily repaired and new pipes will be installed next month, November 2019. Council would like to thank the residents near the area for your patience during these repairs.
- 4.4.5** Aberdeen Locksmith was on site repairing the door next to the garage door in Building C. Please remember to make sure doors are closed and locked after you. Safety first for everyone.



STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

**4.4.6** Following the report by the Building Committee Atlas Roofing Company was on site on Friday, October 25, 2019 to follow up with the repairs and maintenance needed for the roof at this time. We are waiting for a detailed report and schedule to follow up with the repairs. At the same time, we will be able to estimate, more accurately, what funds will need to be allocated for the roof in our 2020 budget.

**4.4.7 Windows and doors Strata NW2050** The Building Committee noticed that some of the wooden windows in the un-remediated areas of Buildings B and C were looking rotten in spots and have gotten confirmation from some owners. Strata Council had a lengthy discussion about what would be the best way to address the issue. It was decided that, at this time, repairs to the windows and doors is not an option so Council is looking into replacing the windows which, unfortunately, is going to take time. Council will be getting quotes from at least three companies. We thank the owners who have brought this issue to our attention and ask that they bear with us while we work on fixing the problem. We will keep everyone apprised of our progress.

#### **4.5 Shared Facilities**

##### **4.5.1 Games Room**

No report at the moment.

##### **4.5.2 Lounge**

The sink in the bathroom is peeling. Council approved replacement of the bathroom sink.

##### **4.5.3 Pool**

The maintenance of the hose bibs in the pool area were scheduled for October 2, 2019. The after-season maintenance regarding the pool was done during the month of October 2019. One of the valves in the hot tub needed to be replaced, as it was not closing properly. The dial valve on the hot tub needed replacement, as it was not allowing proper filtration of the water.

STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

#### **4.5.4 Exercise room**

There have been a lot of complaints about how residents are using and abusing the equipment in the exercise room. Equipment and machines in the exercise room are for the enjoyment of all of the residents and Council is expecting all users to treat the machines and equipment with care. Residents are asked to make sure equipment is put back where it belongs. Kindly remember that we have residents on the second and third floors so throwing heavy weights onto the floor causes a lot of unnecessary noise and inconvenience to residents above.

Please note that the following new sign will be in place in the exercise room:

"At all times please be considerate of your neighbours that live in close proximity to the gym. Do not drop heavy weights, yell out or play music too loudly. Repeated warnings will result in the removal of your privilege to access and use the gym."

#### **4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

### **5. NEW BUSINESS**

- 5.1** A new owner in Strata came to the office to voice his concern about how he received a warning letter for smoking in a common area when he has seen other residents doing the same. Kindly note that is the responsibility and duty of all residents to abide by the bylaws. Smoking is not permitted in common areas, this includes patios, balconies, gardens, etc. Your cooperation is much appreciated. Each member of the community would like to feel like they are being treated the equally.



STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

**6. OLD BUSINESS**

- 6.1** The hallway fans bringing clean air into the buildings are scheduled during the winter season as follow:

**7:00 am to 10:00 am and  
6:00 pm to 10:00 pm**

- 6.2** The Annual General Meeting has been scheduled for December 5<sup>th</sup>, 2019 starting at 6:00 pm for registration. You will be receiving more information regarding the meeting and the agenda soon. Kindly save the date, as your participation is important!
- 6.3** Telus FibreOptic upgrade program is basically done. 77% of the residents upgraded to the Optic Fibre. There are now 80 suits out of 106 in Cypress Point with this program and every suite has the capacity at some point to access the system. There are few minor repairs to be done, in general, before completing the program as well as reaching out to a few more suites which were not available at the time of the first visit.
- 6.4** Council would like to remind residents that the visitor's parking area is for visitors during the day only. A parking pass is available for visitors who are staying overnight. The visitors parking stalls are not for owners to stay overnight. We appreciate your cooperation.
- 6.5** Canada Post has changed its policy for the delivery of boxes and parcels. Now all three buildings in Strata NW2050 will have in parcel lockers in their lobbies that allow them receive packages when they are not home. You each will receive, in the mail, a letter explaining how to use the lockers. If you have any questions please contact the office for further assistance. At the moment only Building B 7531 has a parcel locker in its lobby but it is not working at the moment because somehow the lock came damaged and is not operational.



STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes



## 7. CORRESPONDENCE

### Incoming:

**SL19** Asking Council to waive his fine for not paying on time the move-out/move-in fee.

Received a quote from Precision Gutters Company for the amount of \$7,000.00 to service all the gutters around Strata NW2050 and assess the condition of the gutters and if any service-repair need to be done. Council deferred a decision until next meeting.

**SL14** Requesting information on getting a new patio door if their door is not working well.

**SL36** now complaining about noise from neighbor downstairs. Remember to read the bylaws and familiarize yourself with the responsibilities you have regarding noise, hours, what to do and what you shouldn't do.

STRATA PLAN NW 2050  
Strata Council Meeting  
Tuesday, October 29, 2019  
Minutes

**SL37** repeated complaint of strong smell of smoke in their suite coming from their neighbors.

**SL38** asking Council to look into the possibility of installing cameras in Cypress Point A, B, and C as the problems around Strata NW2050 are getting out of control.

**SL78** requesting information and action regarding his windows in need of repair. SL78 is the non-remediated part of the Building.

**SL316** requesting repairs for the windows leading to the balcony area.

## **8. FINANCIALS**

a) Accounts Receivable as of October 15, 2019.

SL63 \$50.00	SL20 \$3,529.60
SL19 \$50.00	

b) Woodridge Shared Facility financials were received for October 2019.

Contingency Fund	311,465.59
Special Levy Fund	28,539.18
Repiping Fund	59,910.57
Exterior Building Fund	19,461.17
Future Remediation Fund	451,711.55
<b>Total Funds</b>	<b>871,088.06</b>
Current Year Surplus	<u>-1,543.87</u>
Total Owner's Equity	<b>869,544.19</b>

**9. MEETING ADJOURNED:** 9:00 pm

**10. NEXT MEETING:** Wednesday, November 27, 2019